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## VACATION PETITION

**V-05011**

Application	General Data
Project Name & Record Plat Affected: Dixie Dale Subdivision, Plat 1-40  Location: Located on the south side of Martin Luther King, Jr. Highway, north of Ardwick Ardmore Road.  Petitioner: Golamreza Sheibaniagdam Applicant/Address: Surveys, Inc. 350 Main Street Laurel, MD 20707	Date Accepted: 11/01/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.0587
	Zone: C-M
	Tax Map Grid: 52-C4
	Dwelling Units: N/A
	Square Footage: 2,558
	Planning Area: 72
	Council District: 05
	Municipality: Glenarden
200-Scale Base Map: 205NE03	

Purpose of Application	Notice Dates
To vacate P/O Brightseat Road adjacent to Block 9, Dixie Dale and Block L, Ardmore.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 1
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition **V-05011 Dixie-Dale**

Petition to vacate part of Brightseat Road adjacent to Block 9, Dixie-Dale and Block "L," Ardmore. The subject street was established by Plat Book 1, Plat Number 40 in 1907, among the Land Records of Prince George's County, Maryland, being in the 20th Election District. Total area of vacation is 2,558 square feet or 0.0587 acres.

OVERVIEW

The Petitioners seek to vacate part of Brightseat Road situated between the Dixie-Dale Subdivision and Ardmore Subdivision, south of Martin Luther King, Jr. Highway and north of Ardwick Ardmore Road. The Petitioner is the owner of all lots abutting the street area to be vacated by this petition.

The property is situated in an area zoned C-M. The site, including the unimproved street, is used by Mr. Golamreza Sheibaniagdam for his auto body business and a monopole. This section of unimproved street does not provide any essential link or access to any property. The proposed vacation of this area would facilitate its assimilation with adjoining lots through a minor subdivision plat.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(e) of the Subdivision Regulations.
3. Washington Suburban Sanitary Commission (WSSC) has consented to this petition as required by Section 24-112(e) of the Subdivision Regulations subject to the petitioner granting easements for existing facilities on-site.
4. This Vacation Petition is filed pursuant to Condition No. 3 of PGCPB No. 05-87 (DSP-03066).
5. The applicant shall record a minor subdivision plat in accordance with Section 24-108(a)(3) to adjust common lot lines, incorporate vacated areas pursuant to Condition No. 2 of PGCPB No. 05-87 (DSP-03066).
6. The vacated area of 2,558 sq. ft. shall revert to the ownership of Golamreza Sheibaniagdam, adjacent property owner.
7. No referral agency or department recommended disapproval of the petition.

RECOMMENDATION: APPROVAL subject to the following conditions:

1. The Petitioners shall record a new subdivision plat to adjust common lot lines and incorporate the vacated area in accordance with Section 24-108(a)(3).